

COUNTY OF GREENWOOD

PROBATE COURT

IN THE MATTER OF JULIAN P. PRATT

CASE NUMBER 04ES2400212

200600011544 EXEMPT
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
10-18-2006 02:52 PM.
REC FEE: 10.00200600011544
CLARK

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 23rd day of December, 2003; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for **Greenwood** County, South Carolina in File # 04ES2400212; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by the Presents does grant, bargain, sell and release to:

Name: SHIRLEY H. PRATT (A one-half interest)
Address: 200 JOHNSTON ROAD
 NINETY SIX, SC 29666, and
 ROBIN P. SCOTT (A one-sixth interest)
 JULIE P. BAGWELL (A one-sixth interest)
 TONI P. ARMSTRONG (A one-sixth interest)

the following described property:

All that certain lot or parcel of land, with improvements thereon, situate, lying, and being in the County of Greenwood, State of South Carolina, and being shown and designated on a plat thereof made by Thomas C. Anderson, Sr., Inc., RLS, dated September 11, 1965 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 15 at Page 13. According to said plat the within lot is also known as 200 Johnston Road and is bounded as follows: On the Northeast by Johnston Road for a distance of 100.0 feet, more or less; on the Southeast by other lands now or formerly of Julian P. Pratt for a distance of 200.0 feet, more or less; on the Southwest by other lands now or formerly of Julian P. Pratt for a distance of 100.0 feet, more or less; and, on the Northwest by other lands now or formerly of Julian P. Pratt for a distance of 200.0 feet, more or less. Referenced is craved to the aforesaid plat for a more complete description of metes, bounds, courses, and distances, and said plat is incorporated herein by reference.

This is the identical property conveyed to Julian P. Pratt by deed of Sara J. Pratt dated September 20, 1965 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 191 at Page 330.

Tax ID Number: 6885-773-055

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Shirley H. Pratt, Robin P. Scott, Julie P. Bagwell, and Toni P. Armstrong, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed this 29th day of SEPTEMBER, 2006.

SIGNED, SEALED AND DELIVERED

Estate of: JULIAN P. PRATT

IN THE PRESENCE OF

by Signature: Shirley H. Pratt

SHIRLEY H. PRATT

Witness:

Witness:

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

PROBATE

PERSONALLY appeared before me

DERYL F. MCGUIRE

And made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with

JANE BRADFORD

witnessed the execution thereof.

SWORN to before me this 29th day of
SEPTEMBER, 2006.

Witness Signature:

Daryl F. McGuire

Jane Bradford
Notary Public for South Carolina
My Commission Expires: 1-4-10

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Shirley H. Pratt
Responsible Person Connected with the Transaction

SWORN to before me this 29th
day of SEPTEMBER, 2006.

James B. Pratt
Notary Public for South Carolina
My Commission Expires: 1-4-10

SHIRLEY H. PRATT
Print or Type Name Here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money or money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract of sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage by the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to an agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.